

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: OELWEIN  
Local Government Number: 33G316

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OELWEIN #2 URBAN RENEWAL	33004	6
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	1

**TIF Debt Outstanding:** 1,973,837

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<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 07-01-2013 Cash Balance</b>
<b>as of 07-01-2013:</b>	<b>0</b>	<b>Restricted for LMI</b>

TIF Revenue:	106,379
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>106,379</b>

Rebate Expenditures:	86,102
Non-Rebate Expenditures:	20,277
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>106,379</b>

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<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 06-30-2014 Cash Balance</b>
<b>as of 06-30-2014:</b>	<b>0</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF**  
**Obligations, Net of TIF Special**  
**Revenue Fund Balance:** 1,867,458

## Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL  
 UR Area Number: 33004  
  
 UR Area Creation Date: 11/1991  
  
 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM	33108	33109	0
OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM	33110	33111	0
JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM	33112	33113	0
OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.	33193	33194	82,117
OELWEIN CITY/OELWEIN SCH/BLESSINGS/OELWEIN UR2 TIF INCREM.	33195	33196	20,502
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	33197	33198	954,182

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	189,500	868,340	5,860,080	4,650,030	0	-3,704	11,564,246	0	11,564,246
Taxable	113,573	458,629	5,860,080	4,650,030	0	-3,704	11,078,608	0	11,078,608
Homestead Credits									12

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 37,824  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 37,824**

Rebate Expenditures: 37,824  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 37,824**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For OELWEIN #2 URBAN RENEWAL

### City Laundering

Description:	Building addition
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Blessing Industries

Description:	Expand facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Forsyth Management Co., LLC

Description:	New building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OELWEIN #2 URBAN RENEWAL

### City Laundering Co

Debt/Obligation Type:	Rebates
Principal:	79,330
Interest:	0
Total:	79,330
Annual Appropriation?:	No
Date Incurred:	05/09/2005
FY of Last Payment:	2014

### Blessing Industries

Debt/Obligation Type:	Rebates
Principal:	20,452
Interest:	0
Total:	20,452
Annual Appropriation?:	No
Date Incurred:	10/27/2008
FY of Last Payment:	2017

### Forsyth Management Company, LLC

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

## Rebates For OELWEIN #2 URBAN RENEWAL

### 1700 S Frederick Avenue

TIF Expenditure Amount:	2,939
Rebate Paid To:	City Laundering Co
Tied To Debt:	City Laundering Co
Tied To Project:	City Laundering
Projected Final FY of Rebate:	2014

### 1001 Industrial Park Dr.

TIF Expenditure Amount:	734
Rebate Paid To:	Blessing Industries
Tied To Debt:	Blessing Industries
Tied To Project:	Blessing Industries
Projected Final FY of Rebate:	2017

### 1007 Industrial Park Dr.

TIF Expenditure Amount:	34,151
Rebate Paid To:	Forsythe Management Co.
Tied To Debt:	Forsyth Management Company, LLC
Tied To Project:	Forsyth Management Co., LLC
Projected Final FY of Rebate:	2024

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 33109

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	551,910	4,526,820	3,124,570	0	-3,704	8,199,596	0	8,199,596
Taxable	0	291,501	4,526,820	3,124,570	0	-3,704	7,939,187	0	7,939,187
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,815,956	4,387,344	0	4,387,344	157,034

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 33111

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	189,500	0	0	0	0	0	189,500	0	189,500
Taxable	113,573	0	0	0	0	0	113,573	0	113,573
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	107,854	81,646	0	81,646	1,869

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 33113

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	316,430	270,170	0	0	0	586,600	0	586,600
Taxable	0	167,128	270,170	0	0	0	437,298	0	437,298
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	278,660	307,940	0	307,940	7,353

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.

TIF Taxing District Inc. Number: 33194

TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008

Subject to a Statutory end date? Yes

Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,063,090	0	0	0	1,063,090	0	1,063,090
Taxable	0	0	1,063,090	0	0	0	1,063,090	0	1,063,090
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	971,850	91,240	82,117	9,123	327

FY 2014 TIF Revenue Received: 2,939

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/BLESSINGS/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 33196  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	448,850	0	0	448,850	0	448,850
Taxable	0	0	0	448,850	0	0	448,850	0	448,850
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	426,070	22,780	20,502	2,278	82

FY 2014 TIF Revenue Received: 734

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 33198  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,076,610	0	0	1,076,610	0	1,076,610
Taxable	0	0	0	1,076,610	0	0	1,076,610	0	1,076,610
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	16,420	1,060,190	954,182	106,008	3,794

FY 2014 TIF Revenue Received: 34,151



## Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 33009  
 UR Area Creation Date: 11/2001  
 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM	33165	33166	1,348,836

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,500,440	0	0	0	1,500,440	0	1,500,440
Taxable	0	0	1,500,440	0	0	0	1,500,440	0	1,500,440
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 48,278  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 48,278**

Rebate Expenditures: 48,278  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 48,278**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For OELWEIN JAMES DEVELOPMENT URBAN RENEWAL

### Arlington Place

Description:	Assisted Living Facility by James Devel.
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OELWEIN JAMES DEVELOPMENT URBAN RENEWAL

### Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	52,188
Interest:	0
Total:	52,188
Annual Appropriation?:	No
Date Incurred:	04/08/2002
FY of Last Payment:	2014

## Non-Rebates For OELWEIN JAMES DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Rebate Agreement
Tied To Project:	Arlington Place

## Rebates For OELWEIN JAMES DEVELOPMENT URBAN RENEWAL

### 1101 3rd St SW

TIF Expenditure Amount:	48,278
Rebate Paid To:	Fidelity Bank fbo James Development
Tied To Debt:	Rebate Agreement
Tied To Project:	Arlington Place
Projected Final FY of Rebate:	2014

## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL (33009)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM  
 TIF Taxing District Inc. Number: 33166  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,500,440	0	0	0	1,500,440	0	1,500,440
Taxable	0	0	1,500,440	0	0	0	1,500,440	0	1,500,440
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,750	1,498,690	1,348,836	149,854	5,364

FY 2014 TIF Revenue Received: 48,278

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## Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL  
 UR Area Number: 33012  
  
 UR Area Creation Date: 04/2005  
  
 UR Area Purpose: see attached plan

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM	33173	33174	563,460

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	746,790	14,458,550	1,134,540	0	-5,556	16,334,324	0	16,334,324
Taxable	0	394,428	14,458,550	1,134,540	0	-5,556	15,981,962	0	15,981,962
Homestead Credits									7

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	20,277
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>20,277</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	20,277
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>20,277</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For OELWEIN CENTRAL URBAN RENEWAL

### Downtown Streetscape

Description:	revitalization of the downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For OELWEIN CENTRAL URBAN RENEWAL

### 2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,071,867
Interest:	0
Total:	1,071,867
Annual Appropriation?:	No
Date Incurred:	04/11/2005
FY of Last Payment:	2022

## Non-Rebates For OELWEIN CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	20,277
Tied To Debt:	2011 GO Bonds
Tied To Project:	Downtown Streetscape

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## TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM  
 TIF Taxing District Inc. Number: 33174

TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

UR Designation	
Slum	03/2005
Blighted	03/2005
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	746,790	14,458,550	1,134,540	0	-5,556	16,334,324	0	16,334,324
Taxable	0	394,428	14,458,550	1,134,540	0	-5,556	15,981,962	0	15,981,962
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,776,420	563,460	563,460	0	0

FY 2014 TIF Revenue Received: 20,277